

Our Community Newsletter

BELMONT



2024 Voter's Guide

The 2024 Voter's Guide is a tool to help aid in making informed decisions about ballot items and highlights some of the articles. The Guide



has been posted to our website at belmontnh.gov. The Guide was also emailed to all recipients of our Newsletter list as a separate PDF document. Hard copies of the Voter's Guide may be picked up at Town Hall during regular business hours, Monday through Friday 7:30 am to 4:00 pm.

Upcoming Public Hearing

There will be a public hearing on 02/21/2024 at 10:00 am to take public comment on changing the purpose of the Special Revenue Fund known as the Fire/Ambulance Equipment & Apparatus Fund. This is an annual "housekeeping" item required by law. There are no changes being made.



TOWN ELECTIONS

Voting for officials as well as zoning amendments, operating budget and other warrant articles will be held on **Tuesday, March 12th, 2024**. The ballot for the Shaker Regional School District will be available at the same time.

BELMONT HIGH SCHOOL

255 SEAVEY ROAD

7:00 am to 7:00 pm

**TOWN HALL will be closed for
Presidents' Day**

Monday, February 19th, 2024



Town Administrator's News (con'td.)



We continue to stress the importance of the “Not everything is flushable”. Please check out the “Do Not Flush!” list to protect your sewer and septic system. A “Flushable” label does not mean it is SAFE for your septic system or the Town’s sewer. Please read the brochure we have included on the Town’s website at www.belmontnh.gov

We need your help to ensure our sewers keep flowing. Should you have any questions, please do not hesitate to contact the Town Administrator’s Office at 267-8300 ext. 124.

PROPERTY RECORD / TAX CARDS

Updated 2023 property tax cards for all Belmont properties have been uploaded to our website, and can be accessed through the AxisGIS system: <https://next.axisgis.com/BelmontNH/>

Cards may be searched by property address, owner name or map and lot number. Once you locate the property you are looking for, click on **VISION PROPERTY CARD** under the Documents section.

The 2024 Town Meeting Warrant, MS737 and Default Budget have been posted.

Hard copies are available at Town Hall.

[Town Meeting Warrant MS737 and Default Budget \(PDF\)](#)

Bulky Waste Disposal

On the 1st Wednesday of each month, Casella Waste will collect your bulky items curbside. Please note this is for Town of Belmont Residential Customers ONLY;



service is not available to commercial property owners. Piles of debris, trash, yard waste or a single item too large for one person to collect WILL NOT BE ACCEPTED. A request for pickup must be made in advance by calling Town Hall at 267-8300, Extension 118 or 124 only. You will be asked to list the items you want picked up, you will be advised what the cost is, and you will need to drop off cash or a check made payable to the Town of Belmont prior to the collection day. Please visit the Town’s website at www.belmontnh.gov for the full details on the program and a price list.



Just a reminder that the Town of Belmont is an active member of Lakes Region Public Access Television which can be seen locally on Breezeline Channels 24, 25, and 26. If you are a camera buff and you have an interest in producing a show to be shown on LRPA, please contact the station at 528-3070 to discuss your idea. LRPA has made significant strides to improve programming this past year and its presence in the Lakes Region. We urge you to check out their website at <http://lrpa.org>

JOB OPENINGS

Building Inspector/Code Enforcement Officer

The Town of Belmont is seeking a full-time Building Inspector/Code Enforcement Officer. Responsibilities include building plan review, residential and commercial property inspections, enforcement of local and state regulations relating to building codes, issuing building permits and associated certificates, interpreting, and explaining codes to the general public and managing code enforcement issues. Must maintain current knowledge of Town ordinances, IBC and all other applicable codes, State laws and Federal regulations relating to building and code enforcement.

5 years' experience in the construction or building field, or any equivalent combination of education and experience which demonstrates possession of the required knowledge, skills and abilities. Possession of or ability to obtain ICC certifications within 1 year of hire. Municipal experience as a building inspector and/or code enforcement officer preferred.

We offer a competitive salary dependent upon qualifications and experience plus a full benefits package. The Town of Belmont is an EOE. Submit cover letter and resume to: Town Administrator, Town of Belmont, PO Box 310, Belmont, NH 03220, or email to administration@belmontnh.gov by 2/16/2024. Please see job description on our website:

[Building Inspector/Code Enforcement Officer Job Description \(PDF\)](#)

Belmont Fire Department Firefighter ALS Provider

The Town of Belmont Fire Department is seeking a qualified candidate to fill an immediate opening for the position of Full Time Firefighter/ALS Provider (minimum AEMT. Paramedic Preferred.) This individual will perform responsible firefighting operations, emergency medical care, and other related duties that apply.

MINIMUM QUALIFICATIONS:

- High school diploma or GED (Associates Degree Preferred)
- Certification as a Pro Board Firefighter I (must become certified at Firefighter II Level within one year.)
- Nationally Registered EMT (must become certified as AEMT within one year.)
- Possession of or ability to readily obtain (within one year,) a valid driver's license issued by the State of New Hampshire for the type of vehicle or equipment operated (CDL-B)
- Eligible under State of NH Administrative rules, 701.01, 701.02, 702.01, 702.02 or a lateral transfer that meets rule 703.01.
- Pass a criminal and driving background check
- Pass an NFPA 1582 pre-employment physical

This position will work an average 42-hour week. The schedule consists of one 24-hour shift (0700-0700) followed by three days off on a rotating basis. Do not attach copies of certifications. A transcript from the NHFA or similar educational institution will be accepted as proof of certifications. No email submissions accepted. These are Union positions. The Town of Belmont is an Equal Opportunity Employer. These positions are 3 year grant funded positions.

Please see the full job posting on our website: **[23-03-13 FF ALS Grant Posting.PDF](#)**

— TOWN OWNED PROPERTY AT — **PUBLIC AUCTION**

VACANT 0.21± ACRE LOT

FRIDAY, MARCH 8, 2024 AT 2:00 PM

4 LEISURE LANE, BELMONT, NH

SALE TO BE HELD ON SITE

ID# 23-218. We have been retained by the Town of Belmont to sell at **PUBLIC AUCTION** this town-owned property. This property appeals to investors, builders, or abutters · Vacant 0.21± acre corner lot w/ 199± FF located just off Rt. 140 close to the center of town · Lot is relatively flat and is cleared. Lot has access to public water and



sewer. Tax Map 121, Lot 93. Assessed Value: \$36,400. 2023 Taxes: \$636. **PREVIEW:** Lot is marked and a drive-by is recommended. **TERMS:** \$5,000.00 non-refundable deposit by cash, certified/bank check or other tender acceptable to the Town of Belmont at time of sale, balance of purchase price along with buyer's premium due within 30 days from the sale date. Conveyance by Quitclaim Deed. Sale is subject to Town confirmation. The Town of Belmont reserves the right to reject any and all bids. All properties sold "**AS IS, WHERE IS**" subject to all outstanding liens, if any. Other terms may be announced at time of sale. **10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING.** All information herein is believed but not warranted to be correct. All interested parties are advised to do their own due diligence relative to the buildability/non-buildability of any lot and all matters they deem relevant.

FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE

NH Lic.
#2279

JSJ Auctions
SINCE 1982

603-734-4348 · www.jsjauctions.com



Property Auction—4 Leisure Lane

4 Leisure Lane - LOT#: 121-093-000-000

The property known as 4 Leisure Lane (121-093-000-000) is located in a pre-existing manufactured home subdivision (Pleasant Valley). Owner may place a single or double wide manufactured home on the lot.

The existing structure has been demolished and the lot is currently vacant. There is no “grandfathered” footprint for any manufactured home.

Due to the lot size and setback requirements, the buildable area (building envelope) is very small (51' x 17.5'). It is likely that relief will need to be requested from the Zoning Board of Adjustment (ZBA). To request relief from the ZBA, the applicant will need to provide a site plan prepared by a licensed land surveyor as part of the application.

General Information (please also see links and PDFs on our webpage belmonthnh.gov):

Zoning: Residential Multi-Family

District Utilities: Public Water and Sewer (connection fees may apply)

Minimum Structure Setbacks from Property Line:

Front Yard: 50-ft Side Yard: 25-ft (reduced to 12.5' due to lot being undersized for the zone)

Actual Lot Size: 0.207 Acres (9016sf)

Buildable Area = 51.46' x 17.50'

Exempt from Setback Requirements:

An open or railed 4-ft x 4-ft platform; Stairs or ramps used with the platform; Functional roof overhangs 24-in or less

Deed restrictions should be reviewed by perspective owner(s) at the Belknap County Registry of Deeds

LOT#: 121-093-000-000

Residential Multi-Family Zoning District

Utilities: Public Water and Sewer

Minimum Lot Size: 1 Acre

Minimum Frontage: 150-ft

Minimum Structure Setbacks from Property Line:

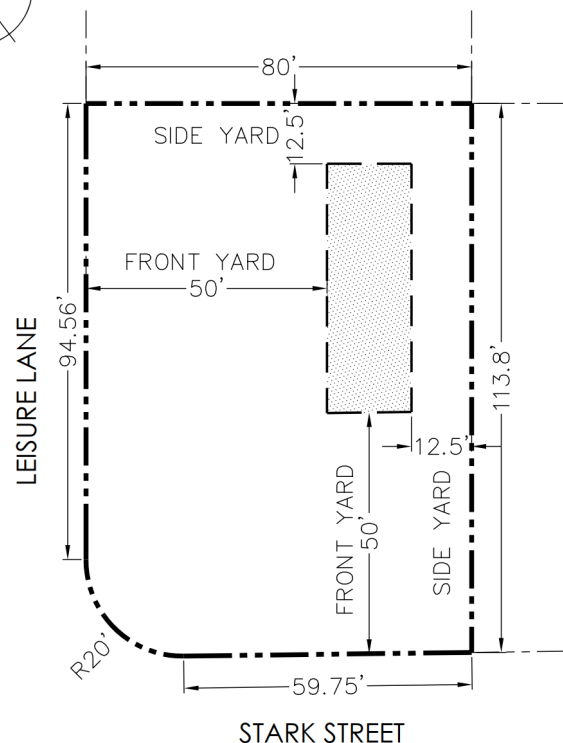
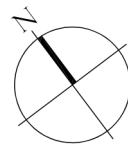
- Front Yard: 50-ft
- Side Yard: 25-ft

Actual Lot Size: 0.207 Acres

Buildable Area = 51.46' x 17.50'

Exempt from Setback Requirements:

- An open or railed 4-ft x 4-ft platform
- Stairs or ramps used with the platform
- Functional roof overhangs 24-in or less
- Side Yard Relief: 12.5-ft





Town of Belmont, NH

Revaluation Frequently Asked Questions

Why is a revaluation performed?

A revaluation is done to equalize the values within a municipality to ensure a fair distribution of the tax burden. It is not done to raise taxes. It is required by State Statute to be completed at least once every five years.

Property values change over time, but they do not all change at the same rate. Market value may have increased more for some neighborhoods and property types than for others, while others still may have decreased in value. A revaluation is done to make sure assessed values reflect changes that have occurred in the real estate market.

Will a revaluation increase taxes?

A revaluation may result in an increase or decrease in an individual property's tax burden depending on how the property's value increased or decreased relative to the average change in assessment. A revaluation does not mean all taxes will increase or decrease.

Assessed values are the base by which the tax burden is determined. In contrast, the tax bill is determined by the amount of tax which must be raised by the municipality to cover the municipal, county, and school budgets. For example, if the municipal, county, and school budgets were to remain the same and all assessed property values were to double, the tax rate would merely be cut in half, but the same property tax amount would be due from each property.

A revaluation does not increase the tax dollars that a municipality is able to raise. The amount of taxes to be raised is determined by the budgets that are passed by the municipality, school, and county, and not by property assessments.



Will all property values change?

It is likely that most property values will change, however, they will not all change at the same rate. Market value may have increased more for some neighborhoods and property types than for others. The values of some neighborhoods and property types may have even stayed the same or decreased in the current market. The purpose of the revaluation is to make sure that the assessments reflect those changes in market value.

What is fair market value?

Market value is defined as the amount a typical, well-informed buyer would be willing to pay a willing seller for a property. For a sale to be considered a qualified sale used to determine market value, it must be an arm's length transaction -- the buyer and seller must not be related, the buyer must not be under pressure to buy and the seller must not be under pressure to sell, the property must be on the market for a reasonable length of time, the payment must be in cash or equivalent, and the financing must be typical for that type of property.

How will market value determine my assessed value?

The value of your property is based on an analysis of the entire market for a specified period of time before the completion of the revaluation project, in this case from April 1, 2023 to March 31, 2024. The sales are researched and analyzed and factors such as location, size, quality of construction, age of improvements, topography, utilities, etc. are analyzed to establish valuation parameters (construction rates, land rates, market adjustments, etc.). When these valuation parameters are applied to the properties that sold, the calculation will result in a value that is very close to the sale price. The KRT appraisers then test that the valuation parameters consistently produce values that closely approximate the sales prices across all types of proper-

Belmont Revaluation 2024

Revaluation Frequently Asked Questions (continued)

ties throughout the Town. When this is accomplished, the KRT appraisers then reapply these same valuation parameters to all of the “non-sale” properties in the Town. In doing so, they are approximating the market value of each property using the information derived from ALL of the recent, qualified sales. Using this methodology, there is no particular sale or group of sales that are used to determine your property’s value (unlike a bank appraisal for a mortgage).

The inside of my home was not inspected, so how could you reassess it?

The ultimate goal is to see the inside of as many homes as possible. While KRT may not be able to accomplish this for many reasons, it is still possible to accurately estimate the data, quality and condition. The Assessor’s Office maintains a complete record of each property. Information is kept current through permit inspections, sales inspections, periodic re-inspection and exterior reviews. These records are available for your review in the Assessor’s Office or online at the Town’s website. The details on your property card are used to determine your

new value. We encourage you to review your property card for accuracy.

Why did my assessment change when I haven’t done anything to my property?

Market value is determined by the activity in the real estate market and the general economy. As property values change in the marketplace, which is reflected in sales, those changes will eventually be reflected on the assessment roll.

When will I know how much my resulting tax bill will be?

A notice stating the proposed assessed value will be mailed to each property owner. The goal is for this phase to be completed in August of 2024. The tax rate (the rate used to calculate property taxes due) is determined after the municipal, county, and school budgets and values are finalized. Once the tax rate is set in the fall, tax bills will go out; it is only at time property owners will know what their resulting tax bill will be.

Revaluation Timeline

<u>Task</u>	<u>Start</u>	<u>Finish</u>
Sales Data Collection	February, 2024	May, 2024
Sales Review	April, 2024	May, 2024
Valuation	June, 2024	July, 2024
Assessor’s Valuation Review	July, 2024	August, 2024
Valuation Notices to Property Owners		August, 2024
Informal Meetings	August, 2024	August, 2024
Project Completion		September, 2024

PRESS RELEASE

BELMONT HIRES KRT APPRAISAL TO COMPLETE 2024 STATISTICAL UPDATE

The Town of Belmont, New Hampshire has hired KRT Appraisal to conduct a Statistical Update of all properties in the Town. There are five major phases to a municipal revaluation: Data Collection, Market Analysis, Valuation, Field Review, and Informal Hearings. During these phases many tasks will be implemented in order to successfully complete the revaluation.

PHASE 1: DATA COLLECTION

The first phase, Data Collection of all Sale Properties, will begin in February of 2024. During this phase "Data Collectors" go to each property that sold between April 1, 2023 and March 31, 2024 and physically inspect the interior and measure the exterior of each building. These Data Collectors note the buildings' location, size, age, quality of construction, improvements, topography, utilities, zoning restrictions, if any, and numerous other characteristics both inside and out. They may also ask the homeowner a few questions regarding the sale. To confirm that a home was inspected, the homeowner is asked to sign a data collection form to verify that the inspection took place. The entire process takes about 15 minutes for most properties. The data collected is subject to verification by the NH Department of Revenue Administration and a KRT Supervisor.

KRT Field Representatives will carry Picture IDs, Municipal Letters of Introduction, and have their vehicles listed with both the Assessing Department and Police Department.

PHASE 2: MARKET ANALYSIS

A variety of resources are used to collect data from the real estate market. While the physical data is being collected by the Data Collectors, Appraisal Personnel will be analyzing property sales that took place over the last year or two to determine which market factors influenced property values. KRT Appraisal will gather and use information from The Registry of Deeds, MLS, and local real estate professionals. Once all the data is collected and reviewed for accuracy, the appraiser will use the sales to determine which Assessment tables need to be updated in order to generate assessments that reflect full market value.

PHASE 3: VALUATION

Valuation is done using one of the three recognized appraisal methods: Cost Approach, Income Approach and Sales Comparable Approach. The Sales Comparable Approach is the most widely used approach among the three. The Income Approach will be used to assist with the valuation of Commercial, Industrial and Apartment properties.

During this phase, individual characteristics of the land and building are analyzed using information gathered in both phases 1 and 2. Each property is compared to other comparable properties with similar characteristics. Then the established market values of the improvements are added to the land value that was previously determined. This value is the final estimate for each parcel of property, building and land.

PHASE 4: FIELD REVIEW

Field Review is the method of checking and re-checking both the values that have been determined and the data that has been collected. During this review, properties are viewed in the field by experienced appraisers who double-check uniformity and accuracy of information. It may be common in the summer months to see a marked vehicle parked on the road with a KRT appraiser looking at the property.

PHASE 5: INFORMAL HEARINGS

Once the Field Review is completed, a notice stating the proposed value will be mailed to each property owner in August of 2024. At that time anyone with questions concerning the revaluation process or about the assessment of their property will have an opportunity to discuss this with a member of KRT's staff.

After all five phases are completed, all data, files, records, etc. used in the revaluation will be turned over to the Assessor's Department for retention.

February

February is here, bringing us that much closer to Spring!! Will Punxsutawney Phil see his shadow this year??

Last month we saw a great voter turnout at the 2024 Presidential Primary election. It was a successful day and our own Town Moderator, Alvin Nix Jr., was even featured giving the results of our election on CNN!

The month of February also brings us the Deliberative Session for this year's Town election. While no voting will take place, it is an important part of the election process giving residents the opportunity to hear all of the proposed warrant articles for the official ballot, discuss and possibly amend the wording and dollar amounts of the proposed articles. The Deliberative session will be held on Saturday, February 3, 2024 at the Belmont High School Cafeteria beginning at 10AM.

It is also that time of year for dog license renewals. If you have a furry family member, be sure to stop by Town Hall and renew their license before April 30th. If their rabies vaccination has been recently updated, please bring that in with you. The cost for licenses for dogs who have been spayed/neutered is \$6.50 while unaltered dog licenses cost \$9.00. If you are over the age of 65 you get one dog license per household for \$2.00. Licenses can also be renewed on our Town Website www.belmontnh.gov.

Wishing everyone a month of peace, love and joy!



Thank you, Jenn C, Sam & Devon

Second Shovel

Similar to last month but still relevant in light of recent weather patterns. A couple members of the team were asked about plowing things differently in an effort to mitigate the amount of snow that ends up in property owners' driveways. The short answer to that is no, but there is a reason. Most trucks are equipped with one direction plows and the wing on the passenger side is always at a fixed angle when deployed. The trucks are designed to clear a path of snow 13 to 14 feet wide from the center of the road and push it to the edge of pavement. The snow from the lane of the roadway being plowed will end up in the maintenance right of way on the property at the edge of the road. There is something that can be done by property owners to lessen the impact to a previously shoveled or plowed driveway. Below, you will find an illustration borrowed from our neighbors about how to prevent the dreaded "Second Shovel". It shows how clearing to the left side of the driveway for approximately 20 feet gives the plow and wing a place to unload built up snow, lessening the amount that gets pushed into the driveway. This new illustration also shows great mailbox placement. Any snow picked up by the plow is carried away from the box reducing the chance for damage.



Before you dig, remember to call DigSafe
Not only is it safe, **IT'S THE LAW!**



Belmont Police Department



We would like to take a moment to recognize and welcome our newest members of the Belmont Police Department.

First, we have Officer Jeffrey Heger who was sworn in as a patrol officer. Officer Heger has started his field training and will be looking to head to the 16-week New Hampshire Police Academy in February. Good luck to Officer Heger and we will look forward to seeing him on the road this summer. We also have the privilege of having Father Marc



Drouin join our department as our Chaplain. Father Marc brings a lot of experience being a police Chaplain and we welcome you aboard as well.



Officer Travon Durham was sworn in as a patrol officer. Officer Durham is starting his field training and he is looking forward to meeting the residents in our community.

We have two open patrol officer positions and are seeking interested candidates to fill those roles. If interested, feel free to reach out to any member of the department to see if this career is right for you!



As always, if you have any questions for us, we can be reached at 603-267-8350.



Belmont Fire Department

CONGRATULATIONS FIREFIGHTER HEBERT!




Congratulations to Firefighter Maddison Hebert for completing her probation! Firefighter Hebert started with Belmont Fire Department in January of 2023 and has passed her probationary requirements with flying colors. Congratulations Firefighter Hebert! Keep up the good work!



More Reasons to Call 9-1-1

- Smell Smoke or see Fire!
- You witness or are the victim of a crime!

WHEN SHOULD YOU CALL 9-1-1




- Any symptoms of a heart attack including
 - chest pain
 - pain in the left arm or the jaw
 - sudden weakness or dizziness



- Signs of stroke such as
 - slurred speech
 - severe headache
 - weakness or numbness on one side of the face or body
 - loss of consciousness
 - difficulty breathing
 - sudden change to mental state



- shortness of breath
- difficulty breathing



- Life or limb threatening injury

Remember to...

- Remain Calm and Speak Clearly!

WHEN SHOULD YOU GO TO URGENT CARE

- COVID testing
- Conditions that are not life or limb threatening, but require immediate care
- Sprains
- Sore throat
- Cough without severe shortness of breath
- Urinary tract infections
- Mild asthma
- Rash without fever
- Broken bones of the wrist, hand, ankle, or foot that have no obvious need to reset and have not broken the skin



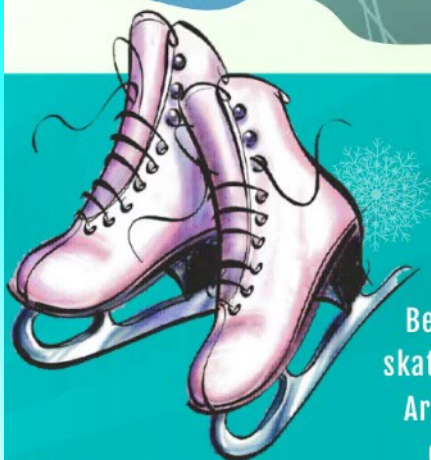
WHEN SHOULD YOU GO TO THE EMERGENCY ROOM

- Broken bones and dislocated joints that need to be reset or have broken the skin
- Deep cuts that require stitches - especially in the face
- Head or eye injuries
- Severe flu or cold symptoms
- High fevers
- Fevers with rash
- Fevers in infants
- Fainting or loss of consciousness
- Severe pain, particularly in the abdomen or starting halfway down the back
 - Bleeding that won't stop or a large open wound
 - Vaginal bleeding with pregnancy
 - Repeated vomiting
 - Serious burns
- Seizures without a previous diagnosis of epilepsy

BELMONT PARKS & RECREATION

BELMONT SKATES

AT MERRILL FAY ARENA



MARCH 16, 2024
4 PM - 5:30 PM

Belmont Residents and friends are invited to ice skate at the Merrill Fay Arena (formerly Laconia Ice Arena) for a private skate time. This is a family outing and chaperones will not be provided.

Children under 14 years of age must be accompanied by an adult. Advance registration is required.

RSVP NOW AT:

For more info, please contact Danielle St.Onge, 603-267-1865 or email Recreation@Belmontnh.gov

\$6
PER PERSON

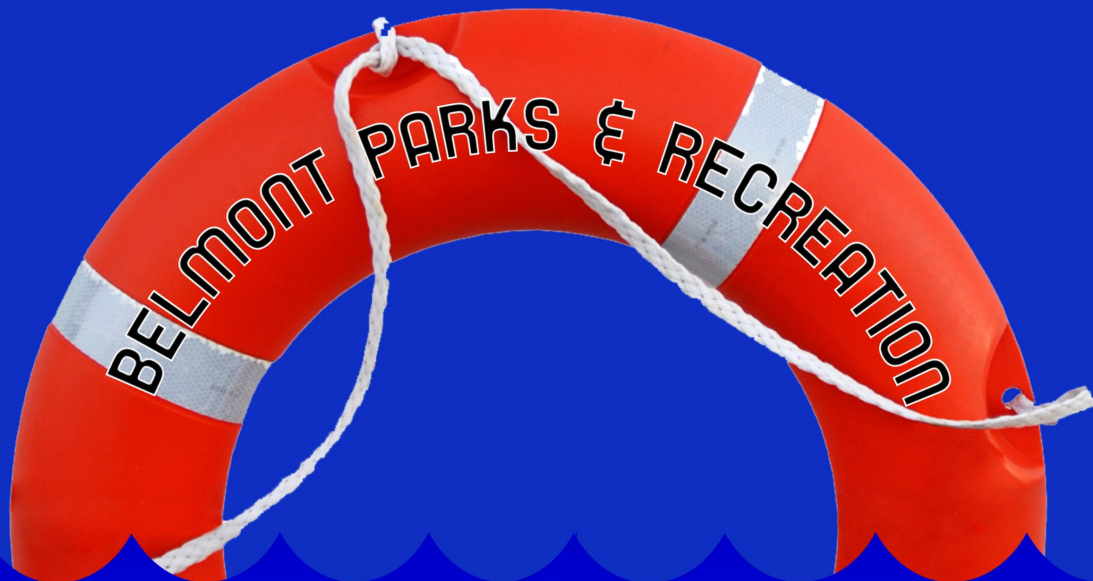
\$6
OPTIONAL
SKATE RENTAL

LIFEGUARD CERTIFICATION COURSES

Winter is just getting started but **SUMMER** will be here before you know it! Belmont Parks & Recreation will be hiring lifeguards **16+** for the summer of 2024! Get certified now!

FOR CLASS SCHEDULE AND INFORMATION VISIT:

<https://tinyurl.com/LifeguardTraining2024>



Great work environment - Flexible Schedule - Learn important life skills
- Excellent source of summer income - Great resume' builder!

<https://tinyurl.com/LifeguardTraining2024>

Call to schedule an interview today!

HELP WANTED

Belmont Parks & Recreation

SUMMER JOB POSITIONS:
SUMMER CAMP STAFF
SARGENT PARK ATTENDANT
LIFEGUARDS

Belmont Parks & Recreation is seeking qualified candidates to fill seasonal job openings. Job descriptions and applications are available online at BelmontNH.gov

Danielle St. Onge

Recreation Director
Town of Belmont
PO Box 310
Belmont, NH 03220
(603) 267-1865



Please see our job descriptions and information on our website:

[Camp Director Job Description \(PDF\)](#)

[Assistant Camp Director Job Description \(PDF\)](#)

[Summer Camp Councilor Job Description \(PDF\)](#)

[Lifeguard Job Description \(PDF\)](#)

[Park Attendant Job Description \(PDF\)](#)



Belmont Parks & Recreation is looking for enthusiastic volunteers interested in becoming members of the Belmont Old Home Day Committee.

Committee members will meet on the 3rd Thursday of each month to plan all aspects of our annual Belmont Old Home Day celebration .

Interested residents are encouraged to attend the meetings and become part of planning the towns most popular annual event!

If you are unable to attend in person, but would like to contribute your ideas or volunteer for the days activities, please contact Danielle St.Onge at Recreation@Belmontnh.gov or call 603-267-1865

NEXT MEETING

THURSDAY FEBRUARY 15, 2024
6:30PM
BELMONT MILL - 2ND FLOOR

JOIN US

In this issue >>>

Upcoming Meetings:

- ARC – 2/15/2024 (if needed)
- Planning Board – 2/26/2024
- Zoning Board – 2/28/2024



A Monthly Insight into the happenings in Belmont Land Use

Land Use

- ARC
- Planning
- Zoning



October Meetings >>>

Your Land Use Staff

Karen Santoro
Town Planner

Rod Cameron
Land Use Technician

Susan Austin
Administrative Assistant

Jennifer Thomas
Land Use Clerk

For additional Information:
Visit www.belmontnh.gov
Contact
luoffice@belmontnh.gov



Application Review Committee (January 18,2024)

Meeting Canceled—no applications

Planning Board (January 22,2024)

Plan Submission and Public Hearing – Raed Hertel Family Trust: Continuation of a request for Subdivision Approval to subdivide to subdivide 5 single family residential lots from Tax Lot 118-016-000-000. Property is located on Jamestown Road in the Residential Single-Family Zone. Planning Board Case # 23-23P.—Continued to February 2/26/2024

Plan Submission and Public Hearing - NH Solar Parent, LLC: Request for Site Plan approval to install a ground mounted solar facility on approximately 8.39 acres of the 11.69-acre lot. Property is located at 985 Laconia Road, Tax Lot 125-047-000-000, in the Commercial District. Planning Board Case # 01-24P - Approved

Plan Submission and Public Hearing – DeRoy/Atherton: Request for Subdivision Approval to subdivide one lot into two from Tax Lot 230-079 -000-000. Property is located at 386 Bean Hill Road, in the Residential Single Zone. Planning Board Case #02-24P—Approved

Temporary Certificate of Performance – Tioga Ridge Subdivision – Granted

>>> Next Planning Board Meeting: February 26,2024, 6:00PM

continued...

Zoning Board of Adjustment (January 31, 2024)

Abutter’s Hearings: Nathan & Victoria Phillips: Request for Variance of Article 11.A.3. d to demolish an existing 207 sf addition and garage on a single-family home, and replace it with an 852sf addition and garage that does not conform with the side setback (4’ where 10’ required), and exceeds 40% of that of the original structure. Property located at 4 Lawrence Court, Tax Lot 124-036-000-000 in the Village Zone.

>>> **Next Meeting: February 28 ,2024, 6:00PM**

2024 Proposed Belmont Zoning Ordinance Amendments:

- Add RSA (Revised Statutes Annotated) clause to Article 1.
- Add a definition of Alternative Treatment Centers and make it a use permitted by special exception in the Commercial District and permitted by conditional use permit in the Industrial District.
- Add a definition of Cultivation Location and make it a use permitted by conditional use permit in the Commercial District and Industrial District.
- Update definition of storage facilities and make a permitted use in the Residential Multifamily; Residential Single and Rural Districts and add footnote with restrictions.
- Add a definition of Agritourism and make it a permitted use in all districts
- Replace the term “retail stores” with “retail sales;” and add a definition of retail sales.
- Allow contractor’s yard in the Commercial District as a permitted use rather than a use permitted by special exception.

Looking for Board members!

Visit the Town’s website:
www.belmontnh.gov
to submit an application.

Planning Board

- 7 regular members, 3 alternates
- **1 vacancy**

Zoning Board

- 5 regular members, 5 alternates
- **2 vacancies**

Conservation (no current vacancies)

- 7 regular members, 3 alternates, 2 student members





STEWARDSHIP AND LAND MANAGEMENT

New Hampshire Association of Conservation Commissions

NH's conservation commissions are the local stewards of town natural resources and wildlife. Stewardship of conservation land is a great responsibility for many commissions who ensure proper use and land management of town property and easements.

A conservation commission itself cannot hold title to land or easements; the town or city holds the fee or any interest in real property acquired for a municipality through the efforts of a commission. However, **RSA 36-A:4** specifies that any interest in land acquired in the name of the municipality by the conservation commission be "*managed and controlled*" by the commission. Whether your commission holds conservation easements or manages town-owned land you'll want to make sure that it is used properly to ensure protection of conservation values.

Town conservation land can also be featured as model of good stewardship. Hosting hikes and educational programs on town conservation land can provide an example of best management practices and how it is possible to balance timber sales and offer recreational opportunities while enhancing wildlife habitat, and protecting air quality, and water supplies.

Need to brush up on your monitoring skills? Check out the Stewardship Resources at NH's Conservation Land Stewardship Program and Nature Groupie's How to Monitor Conservation Easements: Training Guide.

Identify Natural Resources

In order to successfully manage conservation lands, the commission needs to identify the natural and cultural resources on the property. If land is acquired to protect a significant natural resource, such as ground or surface water supply or an exemplary biological community, all other potential uses of the property will be subordinate to the primary purpose of protection.

Conservation Commission



Just about everyone is interested in wildlife and protecting habitat is often a primary goal for conservation commissions. Your commission can identify high value habitats with significant ecological values by viewing the New Hampshire Wildlife Action Plan (WAP). The State WAP provides community maps that identify highest ranked habitat and species likely to live in the area. The WAP includes resources on creating and maintaining wildlife habitat and conservation planning tools. Taking Action for Wildlife (<https://www.takingactionforwildlife.org>) is an excellent resource for both individuals and communities that want to identify and protect wildlife in their area.

Protect Biodiversity

Conservation commissions are working to retain biodiversity by protecting habitat and through the control of invasive species. Several commissions have initiated projects to identify and try to avoid or control invasive plant species, both aquatic and terrestrial, in their communities.

NEW HAMPSHIRE WILDLIFE ACTION PLAN	
Belmont Habitat Types	Acres
Appalachian-Oak-Pine Forest	7,297.5
Floodplain Forest	167.5
Grassland	1351.3
Hemlock-Hardwood-Pine Forest	5,992.4
Peatland	162.4
Temperate Swamp	221.4
Marsh And Shrub Wetland	577.0

NEXT CONSERVATION COMMISSION MEETING:

Wednesday, March 7, 2024 @ 6:00 PM
 Tioga Room, 4th Floor, Belmont Mill

Conservation Commission Members

Denise Naiva, Chair
 Ed Stephenson, Vice Chair
 Jane Jordan, Pauline Tessier, Susan Irving,
 Georgina Lambert

Alternate Members

Richard Moreau, Deborah Woodcock,
 and Jeffrey DeFrancesco,

Student Members

Emilie DeFrancesco & Emerson Decato
 Sharon Ciampi, Ex-Officio

Who Needs Building Codes?

We all do—whether in our homes, offices, schools, stores, factories, or places of entertainment. We rely on the safety of structures that surround us in our everyday living. The public need for protection from disaster due to fire, structural collapse, and general deterioration underscores the need for modern codes and their administration.

Resilient construction has the potential to substantially reduce property damage and loss of life resulting from all forms of natural disasters.

HOW RELIABLE ARE THEY?

Most aspects of building construction—electrical wiring, heating, sanitary facilities—represent a potential hazard to building occupants and users. Building codes provide safeguards. Although no code can eliminate all risks, reducing risks to an acceptable level helps.

WHAT IS A BUILDING CODE?

Practically, it is the government's official statement on building safety. Technically, it is a compendium of minimum safety standards arranged in a systematic manner (codified) for easy reference. It embraces all aspects of building construction—fire, structural, plumbing, electrical, and mechanical.

WHAT IF I WANT TO DO A BUILDING PROJECT MYSELF?

Building departments have pamphlets and brochures explaining, in detail, how to obtain permits and design and construct a safe building. Inquire within your local community.



WHY SHOULD CODES APPLY TO MY OWN HOUSE?

For several reasons:

- For your personal safety, and that of your family, and the guests invited into your home.
- To ensure the economic well-being of the community by reducing potential spread of fire and disease.
- For the conservation of energy.
- To protect future home purchasers who deserve reasonable assurance that the home they buy will be safe.

The regulation of building construction is not a recent phenomenon. It can be traced through recorded history for more than 4,000 years. Through time, people have become increasingly aware of ways to avoid the catastrophic consequences of building-construction failures.

If you are considering a building project,
please contact the Building Office
with any questions.

603-267-8300 x3

Or email the Building Official at
buildingofficial@belmontnh.gov

Belmont Public Library

February 2024

**SPECIAL VACATION SCHEDULE
FEBRUARY 25- MARCH 2**



Winter Reading

January 2 – March 1

Library Closed
February 19

Monday Friday 10am-5pm
Tuesday Wednesday Thursday 10am-6pm
Saturday 9am-1pm
belmontpubliclibrary.org (603)267-8331

Babies and Books

Tuesdays 10am

StoryTots

Wednesdays 10:30am

Tinker Tots

February 6, 201pm

Preschool

Homeschool Activities

Thursdays at 1pm

Family Fun

Saturdays 10am

LEGO

Fridays 1pm

Family

Teen Games Drop In

February 22, 29 3pm

Film Fridays 3pm

Teens

Fiber Arts Group

Mondays 10am

Watercolor Workshop

Mondays 2pm

Tea & Tales Book Club

February 15 5pm

Friday Fiction Book Group

February 16 10:30am

Adults

Belmont Public Library

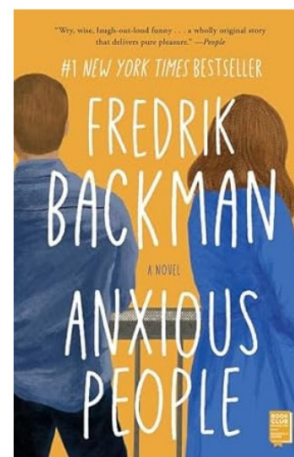
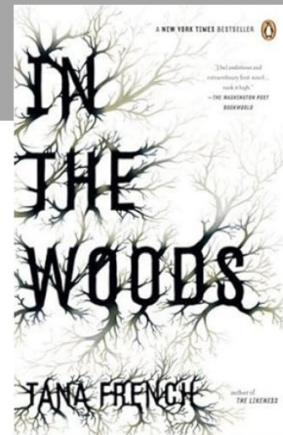
February 2024

Adult Book Groups

In the Woods by Tana French
February 15 5pm

Anxious People by Fredrik Backman
February 16 10:30am

The Splendid and the Vile by Erik Larson
TBD March 2024



MAKE YOUR MEMORIAL DAY THE BEST EVER!
HERE'S WHAT YOU WIN:

FRIENDS OF THE BELMONT PUBLIC LIBRARY
MEMORIAL DAY RAFFLE

GRILL & GLAMOR

DRAWING ON
FRIDAY, MAY 24, 2024

\$5/TICKET
OR 5 FOR \$20

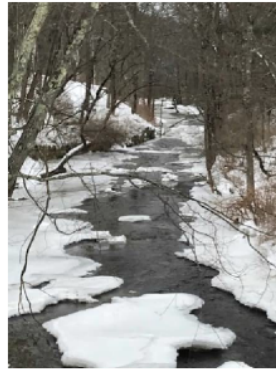
GRAND PRIZE \$500 VALUE
THE GRILL
MASTERBUILT GRAVITY SERIES 560! PLUS MEAT & PELLETS! (GIFT CARDS)

SECOND PRIZE \$100+ VALUE
THE GLAMOR
HAIR PRODUCTS (THE VAULT HAIR STUDIO)
A MANICURE (FROM THE VILLAGE IMAGE)
DINNER FROM BROOKSIDE PIZZA
GO OUT TO A MOVIE (FROM SMITTY'S CINEMA)

PURCHASE YOUR TICKETS AT GIVEBUTTER.COM/GRILL OR AT THE BELMONT LIBRARY!

QUESTIONS: BELMONTPLFRIENDS@GMAIL.COM

A LETTER FROM THE BELMONT HERITAGE COMMISSION



Dear Belmont Community Friends,

The Heritage Commission continues its search for information through the community for stories, documentary or photos of Belmont's history. We especially are looking for families who have lived here for years and years through generations and generations. A few years ago, the commission completed video interviews from several older residents who lived on Main Street during their younger years. The DVD of those interviews is available at the *Belmont Public Library*. In addition to the video the Heritage Commission sent out questionnaires (see below). Thank you again to those of you who responded! We are now looking to compile a published book based on those who mailed in their completed questionnaires. It has been suggested to make the questionnaire public again for those of you who may have missed it or are now interested in being included in a book from citizens about Belmont's past.

Many years ago, before his passing the Town Historian, Wallace Rhodes went through great efforts making presentations to Belmont Elementary students informing the younger generations about Belmont's history and heritage. There is also a segment in the DVD mentioned above showing Wallace speaking to fourth graders.

The Heritage Commission is also hoping to compile information about its residents to share Belmont's history using the information gathered from the questionnaires and then putting it into book form for both the young and the young at heart to enjoy.

This time of the year might be the perfect time to cozy up with a paper and pen to complete the questionnaire below! Please print off the questionnaire below and do one of the following to turn it in:

1. Send completed questionnaire to: jackvickdon@gmail.com which directly connects you to the Heritage Chairman, Vicki Donovan.
2. Drop off your completed questionnaire at the Town Hall, c/o Heritage Commission.
3. Mail your completed questionnaire to: Heritage Commission, P.O. Box 310, Belmont, NH 03220.

Heritage Commission



Belmont Heritage Commission Questionnaire

Please answer as many questions that pertain to you or your Belmont family history.

Please use additional paper if needed.

Name _____ Date _____

Address _____

And if you wish to supply the following:

Email _____ Phone _____

1. How long have you lived in Belmont? _____

2. What are some of your earliest memories of the town?

3. How many generations of your family have lived here?

4. How did you or they end up settling here?

5. Why did you decide to stay?



Heritage Commission

6. There are many historic buildings and places... share any memory or stories members of you or your family have/had of

**The Mill, The Library, The Gale School, The Bandstand,
The Town Hall, Stores on Main Street, The Rivers or Dams,
The Train Depot, Other....**

Please use additional paper if needed.

7. What were the occupations your parents, grandparents did back in the day, for example farmer, homemaker. Did they travel to a job? What did most people do for work that you heard about from your parents, grandparents?

8. Any information about town life or stories that were passed down for example: town events, celebrations, school sporting events, parades?

9. Any humorous story, interesting story, weather, or a famous person you heard about that lived in or visited Belmont?



Heritage Commission

Present and Future Belmont

10. What do you think about Belmont now and what would you like to see in the coming years that Belmont should aspire to?

11. If you know of anyone we should interview based on their knowledge of Belmont, long standing resident of Belmont or you just know they have great stories to share about their family history in Belmont please jot name below.

12. Any additional information you would like to add:

If you would like a questionnaire mailed to you, please:

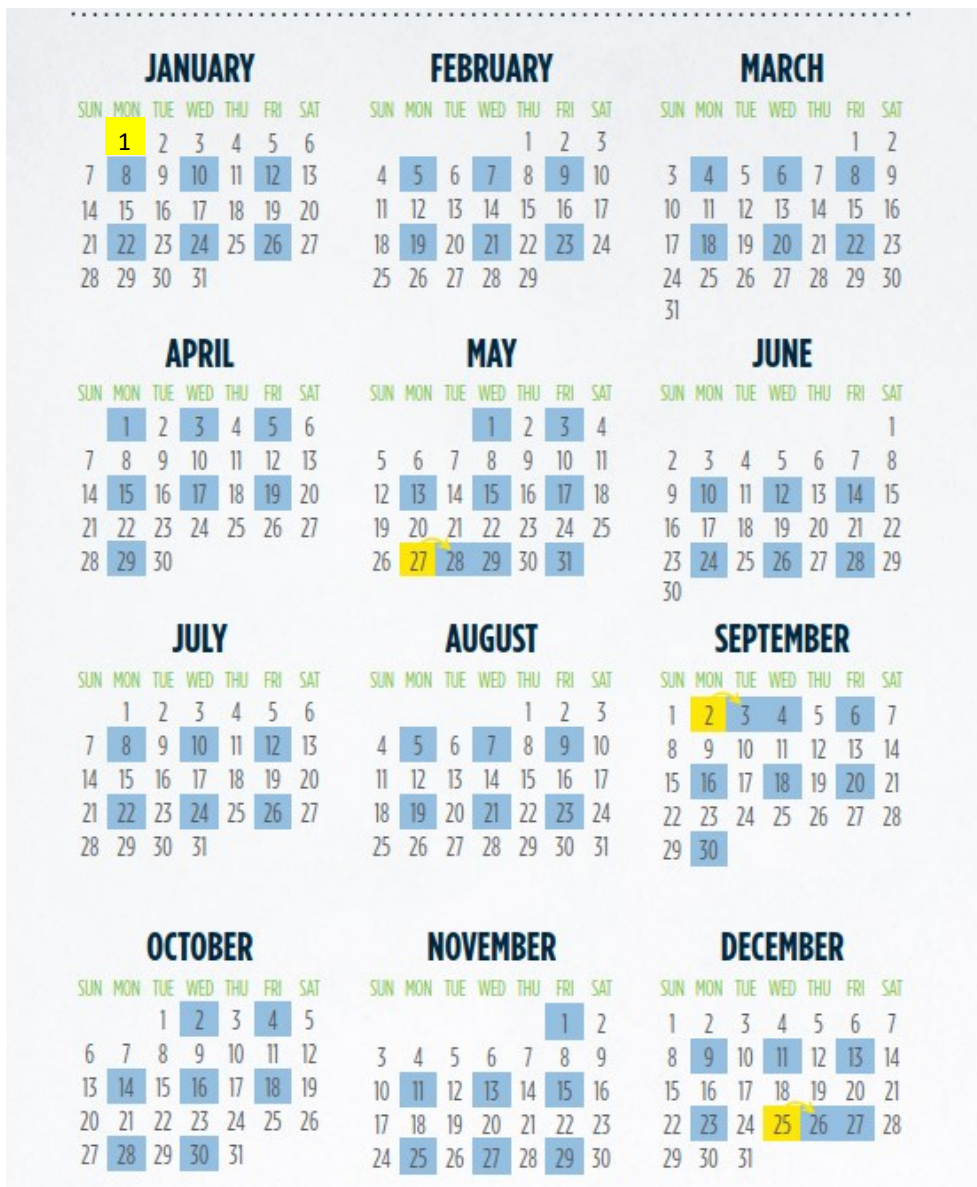
- 1. Use this email to contact Chairman, Vicki Donovan: jackvickdon@gmail.com**
- 2. Drop off a note at Town Hall that includes “Heritage Questionnaire Request” with your name and mailing address.**
- 3. Mail a request for a questionnaire to: Heritage Commission, P.O. Box 310, Belmont, NH 03220 with your name and mailing address.**

*Happy Winter and thank you,
Belmont Heritage Commission
2024*



Garbage & Recycling Calendar 2024

Please note there will be NO CHANGES to garbage and recycling collection in February, March or April.



Village Spur Rail Trail NOTICE

Please take notice that the Village Rail Spur Trail is not maintained over the winter. All Town trails may be enjoyed at your own risk.

CAUTION



**TRAIL NOT
MAINTAINED FOR
WINTER USE
PROCEED AT YOUR
OWN RISK**

Cemetery Trustees / Board of Selectmen Public Hearing

Town of Belmont
Board of Selectmen / Cemetery Trustees
Public Hearing
Wednesday, March 20, 2024 at 10:00 am
Belmont Mill, 14 Mill Street

The Town of Belmont NH Cemetery Trustees have identified 7 cemeteries that are not owned by the Town, and under RSA 289:19-21, propose to have them declared neglected/abandoned:

Gile Cemetery - 229 Jamestown Road - M/L 232-006 – oldest stone--Mary Gile deceased 09/18/1828

Woodman Cemetery – Hurricane Road – M/L 222-004 - oldest stone--Frances Adelaide Woodman deceased 10/01/1845

Leavitt Cemetery – Leavitt Road behind Smith’s Orchard – M/L 211-074 - oldest stone--Lewis S Leavitt deceased 01/14/1814

Farrar Cemetery – Province Road – M/L 226-026 - oldest stone--Jeduthan Farrar Sr. deceased 06/1784.

Prescott Cemetery – Northbrook Road – M/L 205-008 - oldest stone--Col. Dudley Prescott deceased 08/03/1815

Weymouth Cemetery (Burial Ground) – Brown Hill Road – M/L 229-040

Swallow Cemetery – Swallow Road – M/L 203-004

Direct descendants or other interested parties of the ancestors or properties above should contact the Belmont Selectboard at (603) 267-8300 xt 118 as soon as possible to discuss this matter. The SelectBoard may declare the cemeteries abandoned after the public hearing if descendants grant permission or no descendants are located. Those will become municipal cemeteries managed by the Cemetery Trustees.

GOT LUNCH! Belmont & Friends

VOLUNTEERS NEEDED

We've got a big summer ahead delivering food bags to kids every week. But we need help right now to make it all happen!

Immediate roles include:

- Fundraising/Donations
- Logistics
- Public Relations
- Procurement
- Grant Writing



When summer rolls around, we'll also need folks for:

- Packing food
- Delivery drivers

Got some time to spare? Whenever you can help, we've got a spot for you. Reach out and let us know.

For More Information Call
Sharon Ciampi
603.581.9746



Got Lunch Belmont & Friends

email:

gotlunchbelmontandfriends@gmail.com



Do you know someone new to Town, or someone in Town who would love to see our Newsletter and receive important notices by email from the Town of Belmont?

Please visit our homepage at belmontnh.gov and click the button on the right-hand side to "Sign Up for Notifications".

A screenshot of the Town of Belmont website homepage. At the top right, there are links for "Search", "Contact Us", and "Facebook". The main header features the town's logo on the left and the text "Town of Belmont New Hampshire" in the center. Below the header is a navigation menu with items: "Home", "News / Events", "Projects", "Boards / Officials", "Departments / Staff", "Info Center", "Doing Business", and "More...". The main content area is divided into several sections. On the left, there is contact information for Belmont Town Office, including the address "143 Main Street, PO Box 310, Belmont, NH 03220 - (603) 267-8300" and town hall business hours. Below this is a section for "Upcoming Belmont Town Hall Closings for 2023" with dates: 10/09, 11/10, 11/23, 11/24, and 12/25. In the center, there is a large image of a building at sunset. To the right of the image is a "Connect on Facebook with..." section listing various town departments: Board of Selectmen, Recreation Department, Winni Trail, Fire, Police, and Library. Below this is a "Sign up for Notifications" button, which is circled in red and has a large red arrow pointing to it from the left. Other buttons in this section include "Auto Registrations, Dog Licenses & Vital Records", "Payments / Inquiries Property Tax / Water / Sewer", "Recreation Department Programs", and "Assessing Data". At the bottom left, there is a "Complete calendar of upcoming meetings and events..." link with a calendar icon. A note at the bottom center states: "Please note if you are using our website on a mobile device/cell phone, you may need to scroll to the bottom of the screen to see information such as our hours of operation, holiday closings, and quick links to Registrations, Payments, Maps, Applications and Meetings."

General Assistance



HOME PERFORMANCE WITH ENERGY STAR® Moderate-Income Program

The Home Performance with ENERGY STAR - Moderate-Income (HPwES-MI) program is open to qualifying customers of Eversource, Liberty Utilities, Unitil, and NH Electric Cooperative. The HPwES-MI looks to support those NH residents that are over income for Home Energy Assistance (income eligible weatherization program) yet may struggle to cover the customer co-pays in our market rate Home Performance program. HPwES-MI offers higher incentives on weatherization measures and 0% finance options to help cover the customer co-pay.

The program rebate structure is as follows:

Measure Type	Incentive Level	Customer Co-Pay
Air Conditioning	80%	20%
Air Sealing	100%	0%
Appliance Timers	100%	0%
Door Replacements	80%	20%
Duct Sealing	80%	20%
Health & Safety	80%	20%
Heating System Clean & Tune	80%	20%
Heating System Replacements	80%	20%
Insulation	80%	20%
LED Bulbs	100%	0%
LED Fixtures	100%	0%
Low Flows	100%	0%
Pipe Insulation	80%	20%
Refrigerators/Freezers	100%	0%
Tank Wrap	80%	20%
Thermostats	100%	0%
Water Heater Setback	80%	20%
Window Replacements	80%	20%

Program Requirements:

- Income eligibility qualified by the Community Action Agency
- Open to customers who do not qualify for fuel assistance (over income for fuel assistance) but fall within the 80% state median income or 300% federal policy guidelines

For more information, please contact Margaux Levesque with Eversource:

Margaux.levesque@eversource.com or 603-490-3506

Powered by:

